

# OVERVIEW

DEVELOPING FLORIDA'S PLANNING  
PROFESSIONALS SINCE 1951



## MICROBREWERIES: WHERE DO THEY FIT?

**By: Courtney Mendez**

This past September, the FPZA Suncoast Chapter held a Regional Forum in St. Pete Beach to discuss microbrewery uses and try to answer the question of "where do they fit?" in local zoning regulations. The following provides a summary of the information discussed, in a short question and answer format.

### What is a Microbrewery?

A Microbrewery is a Brewery that produces less than 15,000 barrels of beer per year with 75% or more of its beer sold off-site. Sale and consumption may or may not occur on site. In contrast, a large brewery sells over 6 million barrels per year. A brewpub is a Restaurant-Brewery that sells 25% or more of its beer onsite.

### How Many Breweries Operate Today?

Nationally, over 3,000 Breweries are in Operation, 99%, of which are small and independent. The number is comparative on a per Capita basis to the number of breweries that existed right before Prohibition. However, unlike historically, today two dominant players control about 75% of the market share.



Participants at the September Regional Forum tour the Green Bench Brewing Company in St. Petersburg, Florida.

### Where does Florida Rank?

The top five states include California, Texas, New York, Pennsylvania and Colorado. Florida is ranked #46, per capita. In 2014, state records show over 80 licensed breweries, an increase in almost 20 breweries in two years. The significant majority of these are microbreweries

### What is the Economic Impact of Microbreweries?

Per the Brewers Alliance: "Small and independent American craft brewers contributed \$33.9 billion to the U.S. economy in 2012. The figure is derived from the total impact of beer brewed by craft brewers as it moves through the three-tier system

CONTINUED ON PAGE 8

## IN THIS ISSUE:

PAGE 2: A WORD FROM THE PRESIDENT

PAGE 3: PRINCIPLES OF AMENDMENT 1

PAGE 4: JANUARY REGIONAL FORUM RECAP

PAGE 5: SAVE THE DATE: 2015 CONFERENCE

PAGE 6: 2015 STATE CONFERENCE

REGISTRATION FORM / INFORMATION

PAGE 6: LITTLEJOHN OVEIDO ON THE PARK PRESS RELEASE

PAGE 8: 2015 STATE CONFERENCE: CALL FOR SESSIONS

PAGE 9: 2015 STATE CONFERENCE: CALL FOR SPONSORSHIPS

PAGE 10: MEMBER PROFILE - KATHLEEN THOMPSON

PAGE 11: 2015 STATE CONFERENCE: CALL FOR AWARD

ENTRIES

PAGE 13: MARCH REGIONAL FORUM

ANNOUNCEMENT

PAGE 14: FALL BOARD OF DIRECTORS MEETING MINUTES

PAGE 16: WINTER BOARD OF DIRECTORS MEETING  
MINUTES

## OVERVIEW

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## A WORD FROM THE PRESIDENT



Welcome to the Winter Edition of the Overview. The temperatures may be cool, but our industry is hot. In the City of Sarasota (where I work), 2014 saw a record number of building permits, both in overall number and construction value.

This is a story being told across the State. With this infusion of new development, we must remain mindful that we are not just planning individual projects, but building our communities. Occasionally that vision can become muddled in the day-to-day tasks, so it is important to step back and reset our lens of focus.

Sometimes this means completely stepping away and enjoying time with friends and family or pursuing a hobby. (I hope everyone got that chance over the Holidays!) Other times, this means further immersing ourselves into our profession and seeking learning opportunities, reading, and other forums for professional development.

At FPZA we try to serve as a conduit to share our stories and best practices, from local educational events, to regional forums, to our annual conference. In September, our Regional Forum in St. Pete Beach addressed the regulations of microbreweries.

Microbreweries are not only a hot trend, but a challenge from a zoning perspective because they combine aspects of industrial, commercial and entertainment uses. One of the forum participants, Green Bench

CONTINUED ON PAGE 3

## 'OVERVIEW' EDITOR AND LAYOUT

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## A WORD FROM THE PRESIDENT CONTINUED...

Brewing Company, worked with the City of St. Petersburg to craft specific regulations to address these challenges while spurring investment and redevelopment in their Downtown areas. Based on our visit to the brewery after, it was well worth the effort.

In January, we held a Regional Forum in Deland to discuss Downtown Revitalization. Be sure to check out the article in this edition to learn more about that event.

It is also time to start looking ahead to our 2015 FPZA State Conference, which is being held June 10 – 13 in Downtown Bradenton. The theme of the Conference is Beyond the Beaches....Growing Tourism and the Economy.

We are focusing on all of the things that make our communities great, without having to dip your toes into the sand. Registration will be opening soon and there are a number of sponsorship opportunities available. Again, more information is included in this issue, so please check it out and make plans to join us. Thank you for making FPZA great.



## PRINCIPLES OF AMENDMENT 1

BY: JOHN BROOKS, AICP

One month after Florida voters' overwhelming approval by a three to one margin, the water and land conservation constitutional amendment, excitement has turned into trepidation over how the governor and Legislature will spend the money. The 75 percent support is a statement that Democrats, Republicans and non-party affiliated voters want officials in Tallahassee to reinstate money for conservation programs that had proven records of success for decades before they were defunded by the economic impacts of the Great Recession that began in November 2007.

Those initiatives include Florida Forever, which once received \$300 million annually, the Florida Communities Trust land acquisition fund for local governments and environmental nonprofits, Save Our Rivers and the Surface Water Improvement and Management Program for impaired water bodies. Will Abberger, the campaign manager of the political committee that launched the voter petition drive to get the referendum on the ballot, said the following in an interview with the Gainesville Sun in the December 13, 2014, edition:

"Amendment 1 is intended to put additional wildlife habitat and land near water resources into protection and to meet unfunded needs to manage conservation land through ecological restoration, the removal of invasive plant species and the provision of public access, including trail systems." The cleanup of Indian River Lagoon and the restoration of the Everglades are specific large projects in the mix, he said.

That same article states Will Abberger and Alachua County Commissioner Robert "Hutch" Hutchinson, also oppose the Legislature's desire to shift millions of dollars set

CONTINUED ON PAGE 7

### Leigh Robinson **Kerr** & Associates, Inc.

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# OVERVIEW

## JANUARY 2015 REGIONAL FORUM “REVITALIZING DOWNTOWN”

HOSTED BY SURFCOAST CHAPTER

The Association's Regional Forum was held on January 9th at the newly reconstructed Sanborn Activity Center in DeLand. A group of 50 attendees gathered to hear a presentation entitled “Revitalizing Downtown”.

The featured speakers were Dale Arrington, Assistant City Manager of DeLand, Wayne Carter, Executive Director of Mainstreet DeLand, Frank Hale, Sanford Regional Chamber of Commerce President, and Gus Gianikas, Assistant Director of Planning and Development for Mt. Dora.

The speakers represented local efforts in successful downtown revitalizations. The topics discussed were Supportive Ordinances, Public/Private Partnerships, Special Event Management, Business Districts/Merchants Associations and Public Outreach.



DeLand, Florida's newly reconstructed Sanborn Activity Center.

## UPCOMING FPZA BOARD OF DIRECTORS QUARTERLY MEETING

**March 21, 2015  
9 AM until Noon**

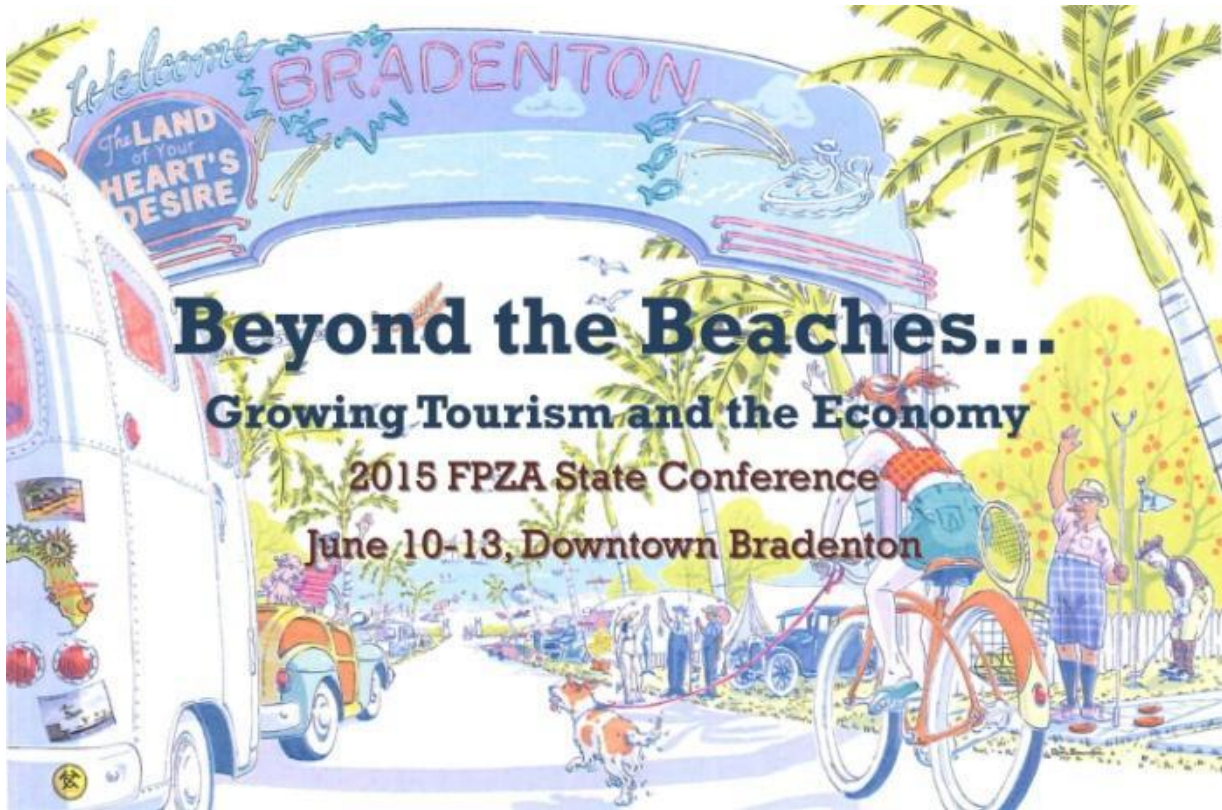
**City of Bonita Springs, City Hall  
9101 Bonita Beach Road  
Bonita Springs, Florida 34135**

Please call the FPZA Office at (407) 895-2654 if you would like to attend  
or RSVP via email to [info@fpza.org](mailto:info@fpza.org).

# OVERVIEW

SAVE THE DATE!

THE 63RD ANNUAL FPZA STATE CONFERENCE



**JUNE 10-13, 2015  
DOWNTOWN BRADENTON**

**CONFERENCE REGISTRATION INFORMATION  
AVAILABLE ON PAGE 6!**

Visit the State Conference page at [www.fpza.org](http://www.fpza.org) for more conference details and sponsorship opportunities



# CONFERENCE REGISTRATION FORM



Register online at [www.fpza.org](http://www.fpza.org) with Visa or MasterCard

**OR**

Submit form & check payable to "FPZA" to:

P.O. Box 568544, Orlando, FL 32856-8544

Attn: Wanda Classe

For a \$125 room rate, visit

<http://hamptoninn.hilton.com/en/hp/groups/personalized/S/SRQDTHX-FLP-20150607/index.jhtml>

Sponsorship opportunities are available! Visit [www.fpza.org](http://www.fpza.org) for sponsorship package information.

Name \_\_\_\_\_

Firm/Agency \_\_\_\_\_ FPZA Chapter \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

☐ Check here if vegetarian dish is desired at Lunch.

	By May 15 <sup>th</sup>	After May 15 <sup>th</sup>	Quantity	Amount
<b>FPZA MEMBER RATE:</b> Full Registration including all sessions, receptions and meals Please select your Thursday dinner choice: Mahi Mahi ____, Chicken Cordon Bleu ____, Prime Rib ____, or Vegetarian ____.	\$295.00	\$350.00		
<b>NON-MEMBER RATE:</b> Full Registration including all sessions, receptions and meals Please select your Thursday dinner choice: Mahi Mahi ____, Chicken Cordon Bleu ____, Prime Rib ____, or Vegetarian ____.	\$345.00	\$400.00		
<b>STUDENT RATE:</b> Rate includes sessions and luncheons. *Dinner is not included with student registration fee.	\$100.00	\$125.00		
<b>ONE-DAY ONLY RATE (Please Specify Which Day)</b> Rate includes sessions and luncheons. *Dinner is not included with one-day registration fee.	\$175.00 June 10 <sup>th</sup> ____ June 11 <sup>th</sup> ____ June 12 <sup>th</sup> ____	\$200.00 June 10 <sup>th</sup> ____ June 11 <sup>th</sup> ____ June 12 <sup>th</sup> ____		
<b>MOBILE TOURS:</b> Friday Morning – Riverwalk Walking Tour	Free ____	Free ____		
<b>INDIVIDUAL RATES:</b> • Wednesday - Opening Reception 6:00pm • Thursday - Keynote Luncheon 11:45pm—1:30pm • Thursday - Evening Reception 6:00pm Please select your dinner choice: Mahi Mahi ____, Chicken Cordon Bleu ____, Prime Rib ____, or Vegetarian ____. • Friday - Awards Luncheon 11:45pm—1:30pm	\$15.00 \$25.00 \$45.00 \$25.00	\$25.00 \$35.00 \$55.00 \$35.00		
Registration is refundable (less a \$75 processing fee) if cancelled by June 3 <sup>rd</sup> . No refunds will be given if cancellation is received after June 3 <sup>rd</sup> .			<b>TOTAL</b>	<b>\$</b>

## EARN UP TO 16 AICP CM CREDITS!

## PRINCIPLES OF AMENDMENT 1

...CONTINUED FROM PAGE 3

aside by the amendment put toward the construction or expansion of sewer systems on the rationale that they protect the springs by taking out nitrate-seeping septic tanks.

Hutchinson said some conservationists see the argument that investments in sewer systems protect the environment as “counterintuitive.”

The concern, he said, is that the installation of sewers allows for more homes to be built more closely together than would have been allowed on septic. Near rivers or in a springshed, that development actually leads to more pollution from runoff. “It’s important

not to incentivize sprawl into natural areas on the backs of reducing a little bit of the nitrates going into the springs” Hutchinson said in the Gainesville Sun interview.

Conservation supporters, the Alachua County Commission and the Florida Association of Counties are opposed to the Legislature and governor using money set aside by the amendment — at least 33 percent of the revenues raised from the state document stamp tax on real estate transactions and loan documents — to replace any of what the state currently spends on beach re-nourishment, springs protection or other environmental programs.

They equate this potential shift of funds similar to the Florida Lottery where money raised by the lottery to enhance education was in reality a replacement of general revenue dollars spent on education. This will be a major battle in the Florida Legislature in 2015.

## OVIEDO ON THE PARK WINS AWARD FOR OUTSTANDING NEW BUILDING PROJECT

LITTLEJOHN PRESS RELEASE

Oviedo on the Park, a 60 acre mixed-use development project in the City of Oviedo, Florida received a Roy F. Kenzie award for Outstanding New Building Project from the Florida Redevelopment Association (FRA). The project was honored at the FRA annual conference held October 8-10th in Miami, Florida.

The project is located on the site of former orange and tangerine groves, located in the southern most portion of the Oviedo Community Redevelopment Area (CRA). The unique public/private collaboration creates a new Downtown Mixed-Use Urban Village with modern “live, work, and play” opportunities in the heart of the City. The City has promised to invest \$9 million of infrastructure and amenity improvements in return for over \$100 million in estimated developer construction and improvement costs. Construction began last year with substantial completion of Phase I occurring this year.

Littlejohn is currently serving as the City of Oviedo’s strategic advisor for redevelopment and economic development. Littlejohn professional John Jones, AICP helped negotiate the agreement with the developer and serves as administrator of the CRA. Guided by an unquestionable commitment to the long term sustainability, Littlejohn’s professional services and guidance enables the City of Oviedo to realize its long-term economic development and redevelopment objectives.



“We are excited about the direction and future of Oviedo. This is a well-deserved recognition of the City’s commitment to its long-term success.” said Mr. Jones.

Phase I of the project includes 450 residential units (275 Apartments and 175 Townhomes) and approximately 85,000 square feet of commercial, office, and entertainment space. Infrastructure improvements throughout the project include a



## MICROBREWERIES: WHERE DO THEY FIT?

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(breweries, wholesalers and retailers), as well as all non-beer products like food and merchandise that brewpub restaurants and brewery taprooms sell. The industry also provided more than 360,000 jobs, with 108,440 jobs directly at breweries and brewpubs, including serving staff at brewpubs."

### How are Microbreweries licensed by the State?

These uses are regulated under Section 561.221, Florida Statutes. Licensing is through the Department of Business and Professional Regulations. There is not a license type specific to microbreweries. The license types that may apply include the CMP, or Full Manufacturers' License, which has no limit to production amounts. This license alone does not allow for onsite consumption, not even "free tasting."

The addition of a 2COP, or consumption on premise license, allows tasting, retail sales and consumption on premise (by the glass), and retail sales for off-site consumption. All most all microbreweries within the state hold a combination of a CMP and 2COP license.

### What Makes a Microbrewery Unique in terms of Regulation?

Microbreweries can be difficult to classify into a single Euclidian zone district. They combine aspects of manufacturing and production (usually classified as industrial), with commercial and entertainment oriented functions such as tours, tasting rooms, retail beverage sales, package sales, and often special events and entertainment.

### By What Process Is a Microbrewery Permitted, Generally?

Because of the unique aspects of the use and the potential impacts, the panel at the Regional Forum generally concluded that a

special approval process such as a Conditional Use or Special Exception is the most common, and often the most appropriate for commercial, downtown and mixed use area. This allows for case-by-case consideration, placement of conditions on the use, and additional enforcement authority.

Microbreweries are also sometimes permitted by right in industrial and rural areas, where potential impacts are lesser.

### What Are Some Specific Questions I Should Ask When Reviewing a Microbrewery?

- What is your planned volume of production?
- What is your anticipated breakdown for onsite consumption, onsite retail, and off-site distribution?
- How does this translate into number of deliveries for materials, distribution, etc.?
- Do you plan to offer a tasting room and/or tours?
- What impact does this have on the life/safety review of the production space and overall building capacity?
- Is an outdoor 'beer garden' proposed?
- What activities are planned for this area?
- Do you plan to have live music, entertainment, events, food trucks, etc. and at what frequency? (Note – In the forum it was discussed that food trucks and microbreweries have a unique synergy. The microbrewery does not want to deal with the additional demands of providing food service, but availability of food on-site or nearby increases the time patron may spend

in their tasting room, thus increasing their revenues.)

- Are there any utility needs that will require off-site improvements, such as upsizing of water or wastewater service? Is there anything in the discharge (temperature, disinfecting solutions, pH, etc.) that may impact wastewater/stormwater treatment?

### Who Has a Good Model for Regulations?

The City of St. Petersburg updated their Zoning Code to specifically address microbrewery uses. This work was done in conjunction with the founders of Green Bench Brewing Company (which was permitted under the regulations), so the standards are reflective of both the user needs and regulatory goals of the City. Many other jurisdictions are also happy to share their experience.

### Where Else Can I Get Additional General Information?

Check out the websites for the [Florida Brewers Guild](#) and the [Brewers Alliance](#).

The Florida Brewers Guild has been around for 20 years and has members across the State. They provide education, legislative tracking/lobbying, and other services.

In preparing for the forum, they were very useful in making contacts with local operators and connecting us with Green Bench Brewing Company. They also have a handy map if you want to go on a cross-state brewery tour (for work research, of course).

The Brewers Alliance is a national organization representing craft brewers. They have a wealth of information and research, including some great articles from their staff economist. Much of the information is broken down by State.

**CHECK FOR UPCOMING EVENTS; PURCHASE FPZA MERCHANDISE; PAY YOUR DUES ONLINE SEARCH FOR OTHER FPZA MEMBERS THROUGHOUT THE STATE VIEW PAST ISSUES OF THE OVERVIEW & MUCH, MUCH MORE!**

...ON [WWW.FPZA.ORG](http://WWW.FPZA.ORG)





## Call for Conference Session Proposals

The theme of the 2015 FPZA State Conference is *Beyond the Beaches....Growing Tourism and the Economy*. We are focusing on all of the things that make our communities great without having to dip your toes into the sand. Sports tourism, cultural attractions, and strong downtowns are some of the key areas that have been fueling our tourism, growth and economic development. If you have a dynamic project, study or other concept that you would like to share within this theme, please consider presenting at this year's Conference. Please submit a letter of interest with the information requested below. All sessions are 1.5 hours in length and must be eligible for AICP CM Credits.

---

***Please provide the following information for consideration:***

Name of Session

Primary Contact

List of Additional Speakers

Description of the Session / Learning Objectives (4,000 characters, max)

Available Time Slots Thursday: 10:15-11:45; 1:45-3:15; 3:30-5:00

Friday: 8:30-10:00; 10:15-11:45; 1:45-3:15; 3:30-5:00

**SUBMITTAL DEADLINE IS FRIDAY, MARCH 27TH**

Please submit to Courtney Mendez, via e-mail to [courtney.mendez@sarasotagov.com](mailto:courtney.mendez@sarasotagov.com) (preferred) or mail to her attention at the City of Sarasota NDS, 1565 First Street, Sarasota, FL 34236. If you have any questions, e-mail or call 941.365.2200 ext. 4351. If you are selected to present, we will contact you by no later than April 10th. If selected to present, additional information may be requested in order to satisfy AICP CM registration requirements. All sessions are being held at Pier 22, 1200 1st Avenue, Bradenton, FL 34205.

## CALL FOR SPONSORS FOR 2015 ANNUAL CONFERENCE “BEYOND THE BEACHES... GROWING TOURISM AND THE ECONOMY”

On June 10-12, 2015, the Florida Planning and Zoning Association will host our 63<sup>rd</sup> Annual State Conference in Downtown Bradenton, Florida.

FPZA is pleased to extend a special opportunity for you and/or your company to support this worthwhile, educational event and, subsequently, increase your visibility statewide. The State Conference provides an opportunity for you to promote your business to other business, organizations and public agencies actively engaged in identifying and implementing sound planning principles. Sponsorship levels available:

### **PARTNER \$2,500**

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- Company logo in conference program
- Recognition at Opening Sessions

For more information on becoming a conference sponsor, please contact Stephen Thompson at [sthompson@najmythompson.com](mailto:sthompson@najmythompson.com) or Brady Woods at [brady.woods@cityofbradenton.com](mailto:brady.woods@cityofbradenton.com). Please make checks payable to FPZA and mail to NAJMY THOMPSON, PL 1401 8<sup>th</sup> Avenue West, Bradenton, FL 34205; Attn: Ellen Wile. To sponsor via credit card, contact FPZA at 407-895-2654. To ensure sufficient time for inclusion of sponsor information on all print and advertising materials, all sponsorships must be finalized no later than April 17, 2015. Thank you for your support!

## OVERVIEW

## OVIEDO ON THE PARK WINS AWARD FOR OUTSTANDING NEW BUILDING PROJECT

CONTINUED FROM PAGE 7

community park, pedestrian streetscape, decorative street lighting, and plazas with seating areas and fountains. The centerpiece of the development is Center Lake Park which will serve as the epicenter of the completed project. Amenities include an amphitheater with outdoor seating for up to 1,200, a Cultural Arts/Civic building, an event area with outdoor performance stage and video tower, and a designated area that will serve as a tribute to our veterans. Recreational amenities include a lakeside boardwalk and promenade, a playground area for children with an adjacent wet-deck (splash-pad) and chessboard court, family picnic areas, a boat house, a dock with paddle boats, coffee and pastry shops, and a small dog park.

The Florida Redevelopment Association Awards Program recognizes the best in redevelopment in Florida with presentation of the Roy F. Kenzie Award given for outstanding examples of redevelopment in the state. Award criteria are based on innovation, impact on the community, funding, problem solving for local issues and applicability to other communities successes and innovative aspects of the design, plan or program. A winning entry from the FRA provides an acknowledgment of excellence for the work of the organization receiving the award.

For more information on the CRA or Oviedo on the Park, visit the City's website: <http://www.cityofoviedo.net/>.

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PAGE AT THE [FPZA WEBSITE](http://www.fpza.org).

## MEMBER PROFILE

KATHLEEN THOMPSON, AICP, GULF COAST CHAPTER—TREASURER

### Q. WHERE ARE YOU FROM ORIGINALLY?

A. I am from the very picturesque village of LeRoy, New York. I grew up in a “real” neo-traditional town. We walked everywhere... to school, the library, the movie theater and grocery stores. The little movie theater in downtown LeRoy was our favorite hangout. LeRoy is located midway between Buffalo and Rochester in Western New York. Of course growing up there I couldn't wait to leave such a small town. But looking back, I have many great memories of my hometown and it's a wonderful place to raise children.

### Q. WHAT COLLEGE/UNIVERSITY DID YOU ATTEND/GRADUATE FROM? PLEASE LIST YOUR DEGREE(S) AND IF YOU HAVE ANY SPECIALIZED TRAINING.

A. I received my two year degree from a local community college in western New York and my bachelor's from USF – Sarasota...GO BULLS!! My BA is in Business Administration...not sure how that transitioned into Urban Planning??

### Q. HOW DID YOU BECOME INVOLVED IN FPZA AND HOW LONG HAVE YOU BEEN A MEMBER?

A. I become involved in FPZA through a prior Planning Director. She was very active in FPZA and instrumental in getting me involved. The first state conference I attended was hosted by my local Gulf Coast Chapter. What a crazy bunch of members! I was hooked! I've been a member for almost 20 years and been a chapter officer and state representative for quite a few of those years. A great organization!

### Q. WHAT IS YOUR CURRENT POSITION AND AREA(S) OF EXPERTISE?

A. My entire career with Manatee County has been in the Planning Department. We have had several names and merges: Planning, Permitting and Inspections; Planning and Zoning Department; Planning Department and now Building & Development Services. My current position is Planning Manager with Comprehensive Planning Division. In addition to long range planning duties, I am the Historic Preservation Advisory Board staff representative, planning section representative for the Sarasota-Manatee Metropolitan Planning Organization

Technical Advisory Committee (MPO – TAC); co-chair of Local Mitigation Strategy (LMS) program, and an ESF-5 (Emergency Support Function) Planning Section representative during emergency activation. I love the diversity of my job!

### Q. WHAT ARE YOUR HOBBIES AND INTERESTS?

A. I love, love, love to travel. There are so many places to visit but so little money to do it with!

### Q. WHAT DO YOU THINK YOU'D BE DOING NOW IF YOU HADN'T CHOSEN YOUR CURRENT PROFESSION?

A. Growing up I always wanted to be a veterinarian. I wanted to save the entire wildlife and pet population. Once I realized that wasn't possible, I gave up on that profession. My passion is still animals. I have adopted many cats and dogs. I must have a neon sign outside my door that says “free food and board”.

If I had the chance, I would have been involved in the travel and hospitality industry. Since I love to travel, that would have been a perfect fit.

### Q. IF A NEW COLLEGE GRADUATE ASKED YOU FOR ADVICE ABOUT YOUR FIELD, WHAT WOULD YOU TELL THEM?

A. Internship ~ Internship ~ Internship! Book learning –vs- real life planning is very different. There are so many variables in planning and development that are not learned in a class room setting. If possible, students should shadow a planning professional to experience reality... planning is rewarding but can be challenging. There is nothing like “boots on the ground” experience.

### Q. WHAT PERSONAL GOALS WOULD YOU LIKE TO ACHIEVE (BEFORE YOU RETIRE)?

A. That's a tough one since I hope to retire in the next two years!!!



## 2015 PLANNING AWARDS: CALL FOR ENTRIES

FPZA State Award Categories, Evaluation Criteria and Submittal Procedures

**Entry Deadline April 30, 2015**

### AWARD CATEGORIES

#### **OUTSTANDING DEVELOPMENT:**

Newly planned, designed and/or built "brick and mortar" projects.

#### **OUTSTANDING REDEVELOPMENT:**

This award is for the reuse of a site, facility or structure.

#### **OUTSTANDING STUDY/PLAN:**

This award is for reports, studies, plans, documents, planning analysis, etc.

#### **INFRASTRUCTURE:**

This award recognizes plans or projects that skillfully blend facilities or services into the community.

#### **DESIGN EXCELLENCE:**

This award is for a development which exhibits superior form and function.

#### **INNOVATION:**

This award is for a project/development that is unusual and/or ahead of its time.

#### **EDUCATION:**

This award is for plans or efforts that effectively promote planning and zoning best practices.

#### **GRASSROOTS/NON-PROFIT INITIATIVE:**

This award is to recognize an organization who has furthered the quality of life through the planning process within its community, such as: new or redevelopment, infrastructure, outreach, cultural events, education, health, festivals, tourism, and environmental.

#### **SUSTAINABILITY:**

This award is for plans or projects that improve on and harmonize with the natural environment and reduce energy costs.

#### **OUTSTANDING ELECTED OFFICIAL:**

This award is for a local, state or federal elected official who champions sound planning practices and accomplishes positive gains in areas of smart growth, environmental preservation, sustainable development, or equity planning.

#### **OUTSTANDING JOURNALIST:**

This award is to recognize a journalist who effectively and accurately puts forth information about planning and zoning issues to the public.

#### **OUTSTANDING FPZA CHAPTER:**

This award is for the chapter who increases and/or maintains their membership, achieves FPZA goals, and provides quality programs for its chapter members.

### **GEORGE W. SIMONS, JR. AWARD:**

Candidate must be a current member of FPZA; evaluation is based upon the person's work and efforts over time, rather than just for the past year; and evaluation will also be based upon work directed towards the stated purposes, mission and goals of FPZA.

### EVALUATION CRITERIA

Each award entry must state how the development, study, project, design, innovation, chapter or person meets one or more of the following purposes of FPZA:

- To promote cooperation among official planning and zoning boards and commissions, civic bodies, citizens, technicians and students interested in planning and zoning in Florida.
- To cultivate and stimulate interest in planning and zoning in the State of Florida.
- To encourage the observance of sound planning and zoning practices.
- To furnish information, advice and assistance to its members and provide a medium to exchange information, advice and assistance among them.

CONTINUED ON PAGE 13

## 2015 PLANNING AWARDS: CALL FOR ENTRIES

CONTINUED FROM PAGE 11

- To engage in research and issue publications on planning and zoning and related matters.
- To promote education concerning matters related to planning and zoning.

In addition, each award entry will be judged based upon the following criteria:

- **Background:** History or context within which the project is significant; indication of expenditure of time, type of personnel, budget, population and size of jurisdiction.
- **Innovativeness:** Use of an original concept or refinement of an existing technique or procedure.
- **Effectiveness:** Project/strategy impact on the subject matter.
- **Implementation:** Project/Strategy method or application to the subject matter; adaptability to changing conditions; and consideration of and solution to practical constraints.
- **Comprehensiveness:** Scope and consideration of project/strategy in relationship to all aspects of the subject matter.
- **Clarity:** Clearness of the award entry.

### SUBMITTAL PROCEDURE

The following elements are required:

- A cover letter that states the name of the nomination, the award that is sought, the name of the recipient(s), and the name, phone number, address and email of the applicant(s).
- A brief summary to be used for ceremony purposes, if selected. (100 words or less)
- A brief description of the nomination for the award relevant to the award category. (500 words or less)
- A narrative of the nomination which demonstrates the evaluation criteria, as outlined on page one of this "Call for Entries" (1,000 words or less)
- Applicable images and graphics representing the projects, in JPEG or PDF format.
- Letter(s) of recommendation.

**NOTE:** For the Outstanding Journalist and Chapter Awards, in lieu of the above submittal procedures, only a one page statement in support of the nominee is required, while further supporting information is encouraged.

**NOTE:** For the George W. Simons, Jr. Award, the nomination **MUST** be submitted by an FPZA member with a statement by FPZA member(s), however; additional endorsements included in the nomination may be from non-members.

The FPZA Awards Committee reserves the right to categorically reclassify any submittal and to award second place, if appropriate.

**There are no entry fees and all award entries must be submitted via hard copy or email per the size requirements outlined above.**

**Award recipients will be presented with awards at the FPZA State Conference being held June 10-13, 2015, in Downtown Bradenton. The Awards Luncheon will be held on June 12, 2015.**

Submit all applications to:

Thad Crowe, AICP  
City of Palatka  
201 N. 2<sup>nd</sup> St.  
Palatka, FL  
[tcrowe@palatka-fl.gov](mailto:tcrowe@palatka-fl.gov)  
386-329-0103

**We look forward to reviewing your award entries!**

**Please forward this "Call for Entries" to all professionals, administrations, individuals, organizations and elected officials that may be worthy of such an award.**

# Swampland in Florida

## *Converting Platted Lots into Preserves*



*Join FPZA for the Quarterly  
Regional Forum, hosted by the  
Calusa Chapter*

All of us in southwest Florida live with the legacy of early real estate schemes—thousands of acres of wilderness, subdivided and sold, with no thought to the cost of infrastructure or environmental impacts. Learn about two ongoing, local initiatives to deal with this legacy of platted lands—the Picayune Strand State Forest and Conservation Collier.

The Picayune Strand State Forest contains almost 80,000 acres, approximately 52,000 of which were originally subdivided

and sold as part of Golden Gate Estates in the 1960s. Starting in 1985, the State began using Conservation and Recreation Land (CARL) funds to acquire lots from 17,000 individual owners. Roads and canals had been constructed throughout this property, and it has been an ongoing effort of state and federal agencies to plug canals and remove roads to restore natural water levels and habitat.

Collier County began the Conservation Collier program in 2003, following a voter referendum establishing a tax to purchase conservation lands and green space. While active acquisitions were suspended in 2011, voluntary land donations within two multi-parcel projects, also part of Golden Gate Estates—Winchester Head and Red Maple Swamp, totaling some 465 acres and 222 parcels—are on-going.

An overview of conservation gains in southwest Florida over the past 40 years, since the Alligator Alley EIS was issued in 1972, will also be discussed, along with future challenges and opportunities.

**Friday**  
**March 20, 2015**  
11:30-1:00  
\$10

Includes Lunch  
Cash or Check payable to  
Calusa Chapter of FPZA

Please **RSVP** by  
Monday  
March 16, 2015  
to [Lindsay Rodriguez](#)

1 AICP CM Credit Approved

**THE CALUSA CHAPTER  
OF FPZA**



PUTTING FLORIDA FIRST  
SINCE 1951

### **Speakers:**

Nancy Payton, Florida Wildlife Federation  
Janet Starnes, South Florida Water Management District  
Alexandra Sulecki, Conservation Collier

### **Location:**

City of Bonita Springs City Hall  
9101 Bonita Beach Road  
Bonita Springs, FL 34135



## OVERVIEW

## BOARD OF DIRECTORS MEETING MINUTES

SEPTEMBER 13, 2014

GULFPORT LIBRARY - GULFPORT, FLORIDA

President Mendez called the meeting to order at 10:10 AM.

The following were present:

PAULA McMICHAEL - CALUSA  
TOM BROOKS - SURFCOAST  
HELEN LAVALLEY - SURFCOAST  
COURTNEY MENDEZ - GULF COAST  
STEPHEN THOMPSON - GULF COAST  
THAD CROWE - FIRST COAST  
KATHLEEN THOMPSON - GULF COAST  
PAUL WIECZOREK - SPRINGS  
JOHN THOMSON - SURFCOAST  
KEVIN MCCARTHY - GULF COAST  
BRADY WOODS - GULF COAST  
SHARON TARMAN - GULF COAST  
BRANDEN ROE - STUDENT



The following were connected to the meeting via telephone:

ARLEEN HUNTER - CALUSA

#### WELCOME AND INTRODUCTIONS

President Mendez welcomed everyone and thanked them for attending. Introductions were made by each individual stating their name and chapter/state affiliation.

#### ADMINISTRATOR'S REPORT

Wanda Classe distributed director packets stating that the minutes of the June 14, 2014 meeting were enclosed. Paula McMichael stated that the seasonal names of the upcoming board meetings were out of sequence. With this correction noted, Paul Wieczorek made a motion to approve the June 14, 2014 minutes as distributed. Thad Crowe seconded the motion; approved.

She distributed a listing of Officers, Directors, Past President and Appointees for review and updates.

The Membership Report showed 399 as the total number of members, 125 individual members, 265 members from 64 agencies, One student, four honorary students, two Past President Emeritus and two paid Past Presidents Emeritus. Wanda Classe distributed checks to chapters for members joining or renewing since the last board meeting. She read the amounts of the checks as she distributed them.

The report showed the September 1, 2014 bank

balances to be \$60,510.87 compared to the September 1, 2013 balance of \$51,212.62. She stated that the chapter checks totaling \$6,934, being distributed today were written September 12 so the checks are not reflected in the above total.

#### VP FINANCIAL AFFAIRS REPORT

Treasurer Kevin McCarthy presented the financial report from January through August showing bank totals and outstanding checks. He also presented copies of the proposed 2015 proposed budget. In the review of the proposed budget, each line item was discussed. After line item adjustments, the proposed budget was balanced with an anticipated income and expense of \$47,788. Tom Brooks made a motion to adopt the 2015 budget as adjusted. Paul Wieczorek seconded the motion; approved.

After review of the quarterly report, Paula McMichael made a motion to accept the financial report as distributed. Paul Wieczorek seconded the motion; approved.

Everyone, once again, thanked Brady Woods for chairing such a financially successful 2014 Conference.

#### VP MEMBERSHIP SERVICES REPORT

Arlene Hunter stated that she has now gone on leave but will be periodically available by e-mail. John Thomson agreed to handle LinkedIn responses until she is ready to resume.

#### PRESIDENT ELECT'S REPORT

John Thomson stated that he will assist when and where he can.

#### PRESIDENT'S REPORT

President Mendez reported that the quarterly forum was held the previous afternoon in the Suncoast Chapter area with 12 people attending and four speakers. There seems to be an interest in the Suncoast Chapter but no one has come forward to reactivate it. Elaine Lund is still acting treasurer and sending in the quarterly financial reports.

President Mendez also reported that she has no new President Appointees at this time and asked everyone to be on the lookout for members interested in serving on the board.

#### STUDENT OUTREACH

Branden Roe stated that he is working on sponsorships for the conference and on student memberships. He is also trying to find a student that will replace him on the board for the upcoming year. In the discussion of

CONTINUED ON PAGE 16

## OVERVIEW

## MEETING MINUTES CONTINUED

sponsorships for the conference, he asked if the scholarship applications could be sent out in late February or early March. Thad Crowe agreed to be Awards Committee Chair again for the 2015 Conference and will work with Branden on the applications.

## OVERVIEW

Branden Roe is also this year's OVERVIEW Editor. He stated that the first issue was a rough learning curve and apologized for the latest of the current edition. He thanked Paula for her guidance and support through the project. He also stated that he did not want to receive the small compensation that usually is paid to the editor and asked that it be given toward the 2015 Conference. The next issue of the newsletter is scheduled for November. Articles were discussed and Courtney will write an overview of the Forum. He asked Surfcoast to write an article on marijuana after the election. Gulfcoast will provide 2015 conference information for this issue.

## 2015 CONFERENCE REPORT

Kathleen Thompson and Stephen Thompson stated that the conference will be held June 10-13, 2015 at the newly renovated Hampton Inn & Suites in downtown Bradenton, with most of the conference sessions held at Pier 22. The hotel fee is \$129 per night with complementary breakfast. They are looking at a registration fee of \$275 but this has not been finalized. They are still in the planning process with different members handling different aspects of the conference. Kathleen will send Wanda information to post on the web site. John Thomson stated that he would update the conference sponsor worksheet and send it to Brady to use for the 2015 conference.

The Gulfcoast Chapter submitted a request to FPZA for \$2,500 seed money for the conference. Tom Brooks made a motion to approve the seed money as requested. Helen LaValley seconded the motion; approved.

## UPCOMING QUARTERLY BOARD MEETINGS

Winter Meeting: January 10, 2015 in the Surfcoast Chapter area

Spring Meeting: March 21, 2015 TBD

Summer Meeting: June 13, 2015 in conjunction with the 2015 Conference.

## CHAPTER REPORTS

- **Calusa Chapter** – Paula McMichael and Arleen Hunter reported that the chapter is working on a Floodplain Management program for October. They will also be having a jointly sponsored social with the APA in December.
- **First Coast** – Thad Crowe stated that the area had been the site of the APA Conference. The chapter was active in the conference but did not know how successful it was. The chapter continues to hold quarterly luncheons.
- **Gulf Coast** – Their next chapter luncheon is scheduled for October 3. The 2015 conference is also taking a lot of the chapter's time.
- **Springs** – Paul Wiczorek stated that an event was being planned for November and would depend on the availability of the Historic House.
- **Surfcoast** – Helen LaValley reported that the chapter continues to hold monthly lunches and publish quarterly newsletters. They have an eco tour planned for October 17—this has become an annual event. They will also be hosting a forum in conjunction with the January Board Meeting. They are also planning a membership drive and a member appreciation event. They are also in the process of a planning a community service project. Their gala event will be held December 12 and they invited President Mendez to attend.

ADJORN – with no further business, the meeting was adjourned at 11:39 AM.

## WHO BELONGS TO THE FLORIDA PLANNING AND ZONING ASSOCIATION?

## WOMEN AND MEN WHO ARE...

Planning professionals - public and private zoning staff, transportation engineers, land-use lawyers, expert witnesses, members of the Florida Bar, city, county and state-elected officials, members of local planning and zoning boards, university professors, architects, landscape architects, housing professionals, real estate agents, transportation specialists, surveyors, marketing professionals, communications directors, graphic artists, students of land planning, public relations professionals...and more.

## FOR A CHANCE TO NETWORK WITH LIKE-MINDED PROFESSIONALS AND COMMUNITY LEADERS, WHY NOT JOIN US?

Call the state office of FPZA at (407) 895-2654 for chapter membership within Florida and your local community. Visit our website at [www.FPZA.org](http://www.FPZA.org).



(941) 748-2216

## OVERVIEW

## BOARD OF DIRECTORS MEETING MINUTES

JANUARY 10, 2015

DELAND REGIONAL LIBRARY - DELAND, FLORIDA

Immediate Past President McMichael called the meeting to order at 9:40 AM.

The following were present:

**PAULA McMICHAEL - CALUSA**  
**TOM BROOKS - SURFCOAST**  
**HELEN LAVALLEY - SURFCOAST**  
**RANDY GALLUP - FIRST COAST**  
**BRADY WOODS - GULF COAST**  
**BRANDEN ROE - STUDENT**  
**PAUL WIECZOREK - SPRINGS**  
**JOHN THOMSON - SURFCOAST**  
**JOHN STOCKTON - SURFCOAST**  
**RACHEL LAYTON - GULF COAST**  
**THAD CROWE - FIRST COAST**

The following were connected to the meeting via telephone:

**COURTNEY MENDEZ - GULF COAST**  
**ARLEEN HUNTER - CALUSA**  
**KEVIN MCCARTHY - GULF COAST**



### WELCOME AND INTRODUCTIONS

Immediate Past President McMichael welcomed everyone and thanked them for attending. Introductions were made by each individual stating their name and chapter/state affiliation. Thanks were given to the Surfcoast Chapter for furnishing refreshments.

### REGIONAL FORUM REPORT

Helen LaValley reported that 59 people reserved to attend the Forum and 49 actually attended. She continued to report that the speakers were very well received.

### ADMINISTRATOR'S REPORT

Wanda Classe distributed Agenda, Membership Numbers and Balance Sheet stating that the minutes of the September 13, 2014 meeting were emailed to everyone. Brady Woods made a motion to accept the minutes as distributed. Rachel Layton seconded the motion; approved.

She distributed a listing of Officers, Directors, Past President and Appointees for review and updates.

The Membership Report showed 437 as the total number of members, 143 individual members, 284 members from 69 agencies, two student, four honorary students, two Past President Emeritus and two paid Past Presidents Emeritus. Wanda

Classe distributed checks to chapters for members joining or renewing since the last board meeting. She read the amounts of the checks as she distributed them.

The report showed the December 31, 2014 bank balances to be \$49,920.14 compared to the December 31, 2013 balance of \$43,356.58. She states that the chapter checks given out today were written in January so these checks are not reflected in the balances shown.

### VP FINANCIAL AFFAIRS REPORT

Treasurer Kevin McCarthy gave a verbal FPZA financial report. Brady Woods made a motion to table the January-December annual financial report until the next board meeting. Thad Crowe seconded the motion; approved.

### VP MEMBERSHIP SERVICES REPORT

Arleen Hunter stated that she has been on leave and just recently returned to work. She thanked John Thomson for handling LinkedIn while she was out. She reported that over 40 people have joined since the last board meeting.

She also reported that she is going to try to get Apalachee back up as a viable Chapter.

### PRESIDENT ELECT'S REPORT

John Thomson stated that he will assist when and where he can.

### PRESIDENT'S REPORT

President Mendez stated that she is still looking for members to fill the Presidential Appointments. Currently there are seven vacancies. She also reminded all chapters that they are to let her know the PDO person in their chapter.

### STUDENT OUTREACH

Branden Roe reported that he is emailing planning departments for conference sponsorships. He will also send/forward and follow-up on the student scholarship applications when they have been finalized.

He raised the possibility of having a Student Project Category as a separate award to be presented at the conference.

### OVERVIEW

A deadline of February 9 was established for all articles. Kathleen Thompson will be asked to complete a spotlight form. A Save The Date and call for entries will be articles. Surfcoast will provide articles on the forum and medical

CONTINUED ON PAGE 18



## OVERVIEW

## JANUARY MEETING MINUTES CONTINUED

marijuana. Minutes from the September and January board meeting will be published.

## 2015 CONFERENCE REPORT

Gulf Coast has been busy planning the 2015 Conference. The location and contract have been signed and they are in the process of establishing the details of speakers/programs, food events and registration. Brady Woods stated that sponsorships would go to him and the registrations would be sent to the state office. Paul Wieczorek pledged \$500.00 for sponsorship of the hospitality suite.

Thad Crowe will again chair the awards committee. Committee members will include Paul Wieczorek, Arleen Hunter, and Branden Roe.

## UPCOMING QUARTERLY BOARD MEETINGS

Spring Meeting: March 21, 2015 TBD (Afterwards decided Bonita Springs City Hall)

Summer Meeting: June 13, 2015 in conjunction with the 2015 Conference.

Since there is still no location determined for the March meeting, Calusa volunteered to host if another location cannot be found. John Thomson will contact Central Florida Chapter to see if they will host.

## NEW BUSINESS

Paula McMichael, as Immediate Past President, will chair the nominating committee for the Executive Committee. Rachel Layton will assist her.

Wanda Classe reported that FPZA's tax exempt status has been renewed through 2019.

## CHAPTER REPORTS

- **Calusa Chapter** – Paula McMichael reported that their chapter president recently moved out of town so they are in the process of determining their board. They are planning a program on the Hearing Examiner process in January and February is being planned on Conservation Efforts.
- **First Coast** – Randy Gallup stated that the first board meeting of the year was held the day before. In December the chapter held its annual banquet and installed new officers. Programs are being planned regarding dredging of the St. Johns and

outer beltway improvements.

- **Gulf Coast** – As reported earlier, the chapter is busy planning the 2015 conference. They did hold their annual banquet in December. Sharon Tarman will remain president for 2015. In 2015 they will continue to hold lunch meetings every other month.
- **Springs** – Paul Wieczorek stated that an event was held in November in conjunction with APA on Hernando Airport. Historic preservation will be the title of an upcoming event, also being held in conjunction with APA.
- **Surfcoast** – Helen LaValley reported that the chapter continues to hold monthly lunches and publish quarterly newsletters. Their Vice President resigned so the board will serve as the programs committee. Their annual Gala was held in December and approximately 50 people attended.

ADJORN – with no further business, the meeting was adjourned at 10:50 AM.



*The OVERVIEW is a quarterly publication of the Florida Planning & Zoning Association. Publication dates are February, May, August, and November.*

*The views expressed in the OVERVIEW are those of the Editor or other contributors and do not necessarily reflect the opinions of the FPZA. News articles, press releases, or other contributions are encouraged. Ad space is also available. Business card ads are \$100/year or can be pro-rated for fewer issues. Material should be emailed to the Editor and may be edited to conform to space and/or style requirements. Letters must be signed. **News and advertising deadline for the Spring issue is April 30, 2015.***

COMPLIMENTARY  
MEMBERSHIP

FPZA will extend a complimentary membership, for up to one year, to current members who have been laid off or lost their job due to the economic situation. Please contact the FPZA Office at (407) 895-2654 or [info@fpza.org](mailto:info@fpza.org), or the VP of Member Services, Arleen Hunter, at [arleen.hunter@cityofbonitasprings.org](mailto:arleen.hunter@cityofbonitasprings.org) for more information.

## OVERVIEW

## MEMBERSHIP IN FPZA

## DUES

TO JOIN THE FLORIDA PLANNING AND ZONING ASSOCIATION, IDENTIFY A CHAPTER CONTAINING YOUR LOCATION ON THE LIST AT LEFT. REFER TO THE CURRENT LIST OF CHAPTER DUES BELOW TO DETERMINE THE APPROPRIATE DUES AMOUNT. THESE AMOUNTS INCLUDE BOTH STATE AND LOCAL DUES.

## INDIVIDUAL MEMBERSHIP DUES

<i>Chapter</i>	<i>State Dues</i>	<i>Local Chapter Dues</i>	<i>Total Dues</i>
Apalachee	\$50	\$10	<b>\$60</b>
Calusa	\$50	\$20	<b>\$70</b>
Central Florida	\$50	\$20	<b>\$70</b>
First Coast	\$50	\$35	<b>\$85</b>
Gulfcoast	\$50	\$15	<b>\$65</b>
Gulfstream	\$50	\$15	<b>\$65</b>
Heartland	\$50	\$10	<b>\$60</b>
Northwest	\$50	\$10	<b>\$60</b>
South Florida	\$50	\$10	<b>\$60</b>
Springs	\$50	\$10	<b>\$60</b>
Suncoast	\$50	\$20	<b>\$70</b>
Surfcoast	\$50	\$25	<b>\$75</b>
Suwannee	\$50	\$10	<b>\$60</b>

## GROUP MEMBERSHIP (MINIMUM FOUR INDIVIDUALS)

<i>Chapter</i>	<i>State Dues per Person</i>	<i>Local Chapter Dues per Person</i>	<i>Total Dues per Person</i>
Apalachee	\$40	\$8.00	<b>\$48.00</b>
Calusa	\$40	\$15.00	<b>\$55.00</b>
Central Florida	\$40	\$20.00	<b>\$60.00</b>
First Coast	\$40	\$23.00	<b>\$63.00</b>
Gulfcoast	\$40	\$12.00	<b>\$52.00</b>
Gulfstream	\$40	\$15.00	<b>\$55.00</b>
Heartland	\$40	\$7.00	<b>\$47.00</b>
Northwest	\$40	\$7.00	<b>\$47.00</b>
South Florida	\$40	\$7.00	<b>\$47.00</b>
Springs	\$40	\$8.00	<b>\$48.00</b>
Suncoast	\$40	\$13.00	<b>\$53.00</b>
Surfcoast	\$40	\$23.00	<b>\$63.00</b>
Suwannee	\$40	\$7.00	<b>\$47.00</b>

♦ To find out the chapter you will belong to, visit the [FPZA website](http://fpza.org).

♦ Return your application form with payment to:  
**FPZA**  
**Post Office Box 568544**  
**Orlando, Florida 32856-8544**  
**Fax: (407) 895-2654**

♦ For questions call (407) 895-2654 or email [fpza@bellsouth.net](mailto:fpza@bellsouth.net)

## A NOTE ABOUT AGENCY DUES:

The minimum number of individuals for a group is now four, but there is no longer a maximum number; you may add an unlimited number of additional people to your overall group. You now also have the option to pay a group rate for a combined group with members of different local chapters or for combinations of professional staff and board/commission members, rather than the previously separate categories.

Type of Membership Applying For: ☐ Individual ☐ Agency (minimum four reps) ☐ Student (copy of i.d. required)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Company: \_\_\_\_\_ FPZA Chapter: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

If Agency, list additional names and email addresses below (minimum four per agency):

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_